



**Cumberland Council  
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[cumberland.gov.uk](http://cumberland.gov.uk)**

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

**NOTICE OF GRANT OF PLANNING PERMISSION**

SNG Architecture Ltd  
Greengate Business Centre  
2 Greengate Street  
Oldham  
OL4 1FN  
FAO: Mr Spencer Fretwell

**APPLICATION No: 4/26/2032/0F1**

**CONVERSION OF FORMER PUBLIC HOUSE TO A FLEXIBLE USE FOR USE  
CLASS C1 HOTEL AND FOR USE AS A SUI GENERIS HOUSE IN MULTIPLE  
OCCUPATION (HMO)  
5-6 HIGH STREET, CLEATOR MOOR**

**Cleator Moor Developments Ltd**

The above application dated 29/01/2026 has been considered by the Council in pursuance of its powers under the above mentioned Act and PLANNING PERMISSION HAS BEEN GRANTED subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: -

Application form, received 29th January 2026;  
Site Location Plan, scale 1:1250, drawing number SNG-TC-P-SLP, received 29th January 2026;  
Proposed Site Block Plan, scale 1:200, drawing number SNG-TC-P-PSP, received 29th January 2026;  
Proposed Floor Plans, scale 1:100, drawing number SNG-TC-P-PP, received 29th January 2026;  
Proposed Elevations (sheet 1 of 2), scale 1:100, drawing number SNG-TC-P-PE1, received 29th January 2026;  
Proposed Elevations (sheet 2 of 2), scale 1:100, drawing number SNG-TC-P-PE2, received 29th January 2026;  
Design, Access and Heritage Statement, written by SNG Architecture, received 29th January 2026.

#### Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

3. Prior to their first use on the development hereby approved, full details of the materials to be used on the external surfaces of the building must be submitted to and approved in writing by the Local Planning Authority. Development must be carried out in accordance with the approved details and retained as such at all times thereafter.

#### Reason

In order to maintain the character of the building within the Conservation Area in accordance with Policies BE1 and BE2 of the Copeland Local Plan.

4. No part of the development hereby approved must be first occupied until a Sustainable Transport Information Pack has been submitted to and approved in writing by the Local Planning Authority. The approved Pack must thereafter be provided to all residents at the point of occupation and must be kept up to date for the lifetime of the development.

The Sustainable Transport Information Pack must include, but not be limited to:

- Details of the nearest bus stops and services, including route numbers, destinations and frequency;
- Walking and cycling routes linking the site to public transport facilities and key local services;

- Information on cycle storage provided on-site; and
- Links to real-time public transport information services and journey-planning tools.

#### Reason

To promote sustainable modes of travel, reduce reliance on the private motor car and support the aims of Copeland Local Plan Strategic Policy CO4 (Sustainable Travel) and the National Planning Policy Framework's focus on sustainable transport.

5. No occupation of the development hereby approved must take place until there has been submitted to and approved in writing by the Local Planning Authority a detailed scheme of noise insulation measures for all residential accommodation. The scheme must demonstrate that the following criteria will be achieved:

Minimum airborne sound insulation (walls and floors between each dwelling) – 56 dB DnT, w Impact Sound transmission (between floors) – 56 db L'nt,

#### Reason

In order to safeguard the amenities of the occupiers and the details are needed prior to the start of work so that measures can be incorporated in to the build and in accordance with Policy DS4 of the Copeland Local Plan.

6. Following approval of the development, construction activities that are audible at the site boundary must be carried out only between the following hours

Monday to Friday 08.00 – 18.00 and Saturday 08.00 – 13.00 and at no time on Sunday or Bank Holidays.

Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above unless otherwise agreed with the Local Planning Authority.

#### Reason

In the interests of the amenities of surrounding occupiers during the construction of the development and in accordance with Policy DS4 of the Copeland Local Plan.

7. Full details of the specification all replacement windows and doors shall be submitted to and approved in writing by the Local Planning Authority prior to

their installation. Development shall be carried out and retained in accordance with the approved details at all times thereafter.

#### Reason

In order to maintain the character of the building within the Conservation Area in accordance with Policies BE1 and BE2 of the Copeland Local Plan.

### **Informative Notes**

#### **Biodiversity Net Gain – Exemption Applies**

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the local planning authority, and
- (b) the local planning authority has approved the plan.

The planning authority, for the purposes of the Biodiversity Gain Plan is Cumberland Council.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is/are considered to apply.

Applicable exemptions: De Minimis

The development will not impact a priority habitat and impacts less than 25 square metres (5m by 5m) of on-site habitat and 5 metres of on-site linear habitats; therefore, the development falls below the biodiversity net gain threshold and a ten percent biodiversity net gain is not required to be delivered.

#### **Radon**

The indicative Radon Map UK shows the site is within a 1 km grid square of elevated radon potential with a maximum radon potential of 10 – 30% unless a site-specific radon test showed otherwise. As such, full radon protection measures should be built in to the conversion.

#### **Mandatory HMO Licensing**

The HMO would need to be licensed with the Council and its design should meet national and local guidance. Further information may be obtained from the Councils Private Housing Team.

## **Coal Mining Legacy**

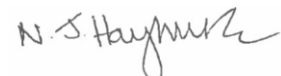
The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: [www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

## **Statement**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice

24th April 2026



Nick Hayhurst  
Head of Planning and Place  
Thriving Places

**APPROVALS  
(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)**

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT  
PROCEDURE) (ENGLAND) ORDER 2015

PART 2

TOWN AND COUNTRY PLANNING ACT 1990

**Appeals to the Secretary of State**

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

**Purchase Notices**

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.